TO LET

1,450 Sq Ft (134.7 Sq M)

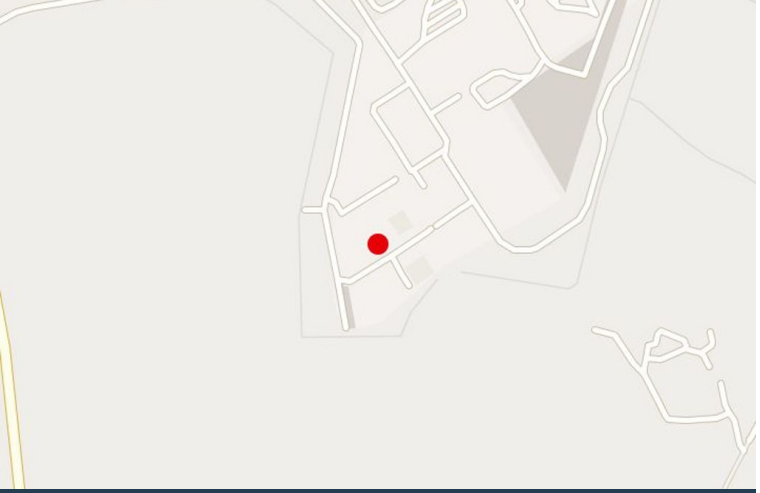
- R&D facility with separate glass-partitioned office area
- Kitchen and store/archive room
- Temperature controlled
- Rural location, with far reaching views
- Secure site with off-road parking

First Floor Room 126 Building 115

Bedford Technology Park, Thurleigh Road, Thurleigh, Bedford, MK44 2YA

Contact: Nathan George or Joshua Parello
Tel: **01234 905128**
eddisons.com

BTG Eddisons



Location

- The premises are located on Bedford Technology Park approximately 8 miles north of Bedford just off the A6
- The A6 provides a direct link to the A45 to the north and the A421 to the south
- The site forms part of the old Thurleigh airfield home to multiple companies including Hudson Kapel and the Bedford Autodrome

what3words

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Google Maps

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Description

- Versatile accommodation suitable for office or R&D / Laboratory use and available combined or separately
- Finished to a high specification with kitchenette and wc facilities
- The rooms benefit from excellent views across the countryside and the site provides ample off road parking

Terms

The premises are to be let on new effective full repairing and insuring lease at a rent of £21,750 per annum including business rates.

Accommodation

Total	**134.7 SQ M**	**1,450 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-51

Service Charge: There is a contribution towards common areas and external site maintenance of £5.25 p/sqft per annum. Electricity consumption is charged separately. All prices quoted exclude VAT.

Contact:

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